



**Address:** [8677 N BEACH ST](#)  
**City:** FORT WORTH  
**Georeference:** 1869M-A-6R2  
**Subdivision:** BEACH-NORTH TARRANT TWO ADDN  
**Neighborhood Code:** Food Service General

**Latitude:** 32.8985981731  
**Longitude:** -97.2903855647  
**TAD Map:** 2060-444  
**MAPSCO:** TAR-036E



This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** BEACH-NORTH TARRANT TWO  
ADDN Block A Lot 6R2 PLAT D215133828

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- KELLER ISD (907)

**Site Number:** 800007403  
**Site Name:** GOLDEN CHICK  
**Site Class:** FSFastFood - Food Service-Fast Food Restaurant

**State Code:** F1

**Parcels:** 1  
**Primary Building Name:** GOLDEN CHICK/42063726

**Year Built:** 2023

**Primary Building Type:** Commercial

**Personal Property Account:** [15004996](#)

**Gross Building Area<sup>+++</sup>:** 1,672

**Net Leasable Area<sup>+++</sup>:** 1,672

**Agent:** SOUTHWEST PROPERTY TAX (00346)

**Percent Complete:** 100%

**Protest Deadline Date:** 5/15/2025

**Land Sqft<sup>\*</sup>:** 44,955

**Land Acres<sup>\*</sup>:** 1.0320

<sup>+++</sup> Rounded.

**Pool:** N

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



## OWNER INFORMATION

**Current Owner:**

LIGT LLC

**Primary Owner Address:**

3195 FALCON RD  
PROSPER, TX 75078

**Deed Date:** 8/1/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222192137](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CUSTER COMMONS LP	8/1/2015	<a href="#">D215144040</a>		

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$658,166	\$584,415	\$1,242,581	\$1,242,581
2023	\$0	\$575,000	\$575,000	\$575,000
2022	\$0	\$719,280	\$719,280	\$719,280
2021	\$0	\$719,280	\$719,280	\$719,280
2020	\$0	\$719,280	\$719,280	\$719,280

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.